

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 911114-F TO MODIFY THE
2 LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM
3 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT
4 DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE CANYON
5 RIDGE PLANNED UNIT DEVELOPMENT LOCATED AT 7300 F.M. 2222 ROAD,
6 6500 AND 6508 JESTER BOULEVARD.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** Canyon Ridge planned unit development ("Canyon Ridge PUD") is comprised of
11 approximately 142 acres of land located generally in the vicinity of F.M. 2222 Road and
12 Jester Boulevard and more particularly described by metes and bounds in the Land Use
13 Plan incorporated into Ordinance No. 911114-F.

14
15 **PART 2.** Canyon Ridge PUD was approved November 14, 1991, under Ordinance No.
16 911114-F (the "Original PUD Ordinance").

17
18 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
19 change the base district from planned unit development (PUD) district to planned unit
20 development (PUD) district on the property described by metes and bounds in Ordinance
21 No. 911114-F as approximately 142 acres of land that includes the following property
22 described in Zoning Case No. C814-89-0006.03, as follows:

23
24 Lots 2, 3, and 4, Block A, Canyon Ridge Phase B Subdivision, a subdivision in the
25 City of Austin, Travis County, according to the map or plat of record in Plat Book
26 93, Page 5, of the Plat Records of Travis County, Texas (the "Property"),

27
28 locally known as the property located at 7300 F.M. 2222 Road, and 6500 and 6508 Jester
29 Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map
30 attached as Exhibit "A". For purposes of this ordinance the property now identified as Lots
31 2, 3, and 4, is the same property as Tracts 2, 3, and 4 in the Original PUD Ordinance.

32
33 **PART 4.** This ordinance, together with the attached Exhibits "A" and "B", shall constitute
34 the land use plan for the Canyon Ridge PUD (the "PUD") created by this ordinance. The
35 PUD shall conform to the limitations and conditions set forth in the ordinance and the
36 Canyon Ridge planned unit development land use plan (the "PUD land use plan") on
37 record at the Neighborhood Planning and Zoning Department in File No. C814-89-

0006.03. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

Exhibit A: Zoning map

Exhibit B: Amended Canyon Ridge PUD land use plan

PART 6. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the Property instead of otherwise applicable City Code regulations.

- A. Section 25-8-341 (*Cut Requirements*) is modified to allow a maximum cut of 18 feet. A cut area must be restored and stabilized in accordance with City rules and regulations.
- B. Section 25-8-342 (*Fill Requirements*) is modified to allow a maximum fill of 16 feet.
- C. Section 25-8-302 (A) (1) (*Construction of a Building or Parking Area*) of the Code is modified to allow construction on a slope that has a gradient of more than 25 percent.
- D. Section 25-8-302 (B) (1) (*Construction of a Building or Parking Area*) of the Code is modified to allow:
 - 1. 10 percent impervious cover on a slope with a gradient of more than 15 percent and not more than 25 percent; and
 - 2. 2.0 percent impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent; and
 - 3. 1.0 percent impervious cover on a slope with a gradient of more than 35 percent.
- E. Section 25-8-423 (C) (*Water Quality Transition Zone*) is modified to allow construction of a water quality pond within the water quality transition zone.

1 F. Section 25-8-425 (*Transfer of Development Intensity*) is modified to allow a transfer
2 of development intensity from an adjoining parcel within the PUD to the Property in
3 an amount not to exceed 2.9617 acres.

4
5 G. A site plan may include an alternative landscaping plan that complies with Section 25-
6 2-1001 (*Procedures*).
7

8 **PART 7.** The following regulations apply to the Property
9

10 A. A parking ratio of one space to each 275 square feet of development is permitted on
11 the Property.
12

13 B. A one-story parking structure with a 270 parking space capacity shall be constructed
14 on Lot 2, Lot 3, or Lot 4.
15

16 C. Part 5. II. Civic & Commercial Uses: The Permitted Use Chart is amended and
17 restated to allow the following permitted uses for Tracts 2, 3, and 4:
18

19 Administrative and business offices	Art gallery
20 Art workshop	Business support services
21 Indoor sports and recreation	Communication services
22 Consumer convenience services	Consumer repair services
23 Financial services	Food sales
24 General retail sales (convenience)	General retail sales (general)
25 Off-site accessory parking	Personal improvement services
26 Pet services	Professional office
27 Research services	Restaurant (limited)
28 Restaurant (general)	Veterinary services

29
30 Medical offices (<5000 sq. ft. and >5000 sq. ft. of gross floor area)
31

32 D. Except as provided in this Subsection D, drive-in service as an accessory use for a
33 commercial use is permitted. Drive-in service for a restaurant (general or limited) use
34 is not permitted.
35

36 E. A drive through lane for a drive-in service use shall be screened from visibility from
37 F.M 2222 Road.
38
39
40

F. Part 6 (a) (iii) is deleted in its entirety and the following is substituted in its place:

Height. Except as provided in this subsection, a building or structure may not exceed a height of 28 feet above ground level within the Canyon Ridge PUD. A maximum height of 34 feet, or two stories, is permitted on Tracts 2, 3, and 4, provided that a height above 28 feet is measured from an allowed cut area located on the upslope side of a building or structure.

G. Part 6 (b) (ii) and Part 6 (c) (i) are deleted. The restrictions for a maximum 4000 square foot of gross floor area per building or structure no longer apply to a structure or building developed on the Property.

H. Two driveway cuts are permitted from the Property to Jester Boulevard as follows:

1. A full function driveway that allows right-in, right-out and left-in, left-out movement; and
2. A limited function driveway that allows right-in and right-out movement only.

I. A 100-foot wide vegetative buffer shall be provided along F.M. 2222 Road to comply with Hill Country Roadway requirements. Restoration of this area shall comply with Section 2.7.0 of the Environmental Criteria Manual for moderate density revegetation.

PART 8. In all other respects the terms and conditions of Ordinance No. 911114-F, as amended, remain in effect.

PART 9. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

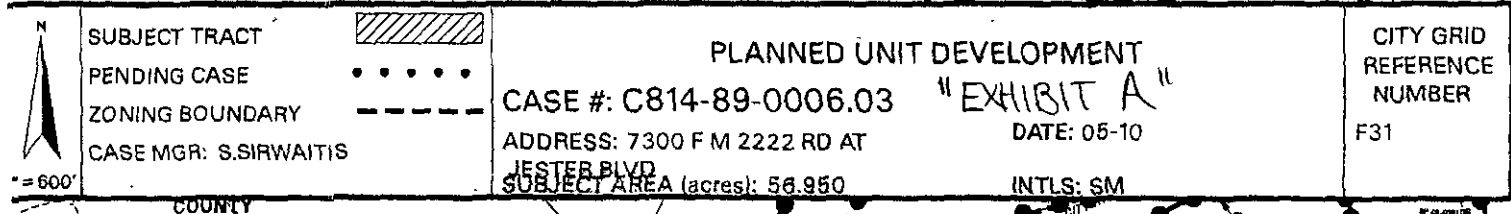
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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



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TABLE V	
PARKLAND CALCULATIONS	
5,1151 UNITS $\pm 2.21,000$	10 AC. REQUIRED FOR PARK DEDICATION

TABLE NO	TABLE USE	TABLE NO	TABLE USE
1	RESTAURANT	2	RESTAURANT
3	RESTAURANT	4	RESTAURANT
5	RESTAURANT	6	RESTAURANT
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TABLE 12 SUPERSEDES COVER		TRANSFER OF DEVELOPMENT RIGHTS CREDIT		TRANSFER OF DEVELOPMENT RIGHTS DEBIT		TRANSFER OF DEVELOPMENT RIGHTS CREDIT	
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2. ADDRESS: 1100 K STREET, N.W.		2. ADDRESS: 1100 K STREET, N.W.		2. ADDRESS: 1100 K STREET, N.W.		2. ADDRESS: 1100 K STREET, N.W.	
3. CITY: WASHINGTON, D.C.		3. CITY: WASHINGTON, D.C.		3. CITY: WASHINGTON, D.C.		3. CITY: WASHINGTON, D.C.	
4. STATE: D.C.		4. STATE: D.C.		4. STATE: D.C.		4. STATE: D.C.	
5. ZIP: 20004		5. ZIP: 20004		5. ZIP: 20004		5. ZIP: 20004	
6. PHONE: (202) 462-1234		6. PHONE: (202) 462-1234		6. PHONE: (202) 462-1234		6. PHONE: (202) 462-1234	
7. FAX: (202) 462-1234		7. FAX: (202) 462-1234		7. FAX: (202) 462-1234		7. FAX: (202) 462-1234	
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77. PROJECT GROSS PER ACRES: \$1,000,000		77. PROJECT GROSS PER ACRES: \$1,000,000		77. PROJECT GROSS PER ACRES: \$1,000,000		77. PROJECT GROSS PER ACRES: \$1,000,000	
78. PROJECT NET PER ACRES: \$500,000		78. PROJECT NET PER ACRES: \$500,000		78. PROJECT NET PER ACRES: \$500,000		78. PROJECT NET PER ACRES: \$500,000	
79. PROJECT GROSS PER ACRES: \$1,000,000		79. PROJECT GROSS PER ACRES: \$1,000,000		79. PROJECT GROSS PER ACRES: \$1,000,000		79. PROJECT GROSS PER ACRES: \$1,000,000	
80. PROJECT NET PER ACRES: \$500,000		80. PROJECT NET PER ACRES: \$500,000		80. PROJECT NET PER ACRES: \$500,000		80. PROJECT NET PER ACRES: \$500,000	
81. PROJECT GROSS PER ACRES: \$1,000,000		81. PROJECT GROSS PER ACRES: \$1,000,000		81. PROJECT GROSS PER ACRES: \$1,000,000		81. PROJECT GROSS PER ACRES: \$1,000,000	
82. PROJECT NET PER ACRES: \$500,000		82. PROJECT NET PER ACRES: \$500,000		82. PROJECT NET PER ACRES: \$500,000		82. PROJECT NET PER ACRES: \$500,000	
83. PROJECT GROSS PER ACRES: \$1,000,000		83. PROJECT GROSS PER ACRES: \$1,000,000		83. PROJECT GROSS PER ACRES: \$1,000,000		83. PROJECT GROSS PER ACRES: \$1,000,000	
84. PROJECT NET PER ACRES: \$500,000		84. PROJECT NET PER ACRES: \$500,000		84. PROJECT NET PER ACRES: \$500,000		84. PROJECT NET PER ACRES: \$500,000	
85. PROJECT GROSS PER ACRES: \$1,000,000		85. PROJECT GROSS PER ACRES: \$1,000,000		85. PROJECT GROSS PER ACRES: \$1,000,000		85. PROJECT GROSS PER ACRES: \$1,000,000	
86. PROJECT NET PER ACRES: \$500,000		86. PROJECT NET PER ACRES: \$500,000		86. PROJECT NET PER ACRES: \$500,000		86. PROJECT NET PER ACRES: \$500,000	
87. PROJECT GROSS PER ACRES: \$1,000,000		87. PROJECT GROSS PER ACRES: \$1,000,000		87. PROJECT GROSS PER ACRES: \$1,000,000		87. PROJECT GROSS PER ACRES: \$1,000,000	
88. PROJECT NET PER ACRES: \$500,000		88. PROJECT NET PER ACRES: \$500,000		88. PROJECT NET PER ACRES: \$500,000		88. PROJECT NET PER ACRES: \$500,000	
89. PROJECT GROSS PER ACRES: \$1,000,000		89. PROJECT GROSS PER ACRES: \$1,000,000		89. PROJECT GROSS PER ACRES: \$1,000,000		89. PROJECT GROSS PER ACRES: \$1,000,000	
90. PROJECT NET PER ACRES: \$500,000		90. PROJECT NET PER ACRES: \$500,000		90. PROJECT NET PER ACRES: \$500,000		90. PROJECT NET PER ACRES: \$500,000	
91. PROJECT GROSS PER ACRES: \$1,000,000		91. PROJECT GROSS PER ACRES: \$1,000,000		91. PROJECT GROSS PER ACRES: \$1,000,000		91. PROJECT GROSS PER ACRES: \$1,000,000	
92. PROJECT NET PER ACRES: \$500,000		92. PROJECT NET PER ACRES: \$500,000		92. PROJECT NET PER ACRES: \$500,000		92. PROJECT NET PER ACRES: \$500,000	
93. PROJECT GROSS PER ACRES: \$1,000,000		93. PROJECT GROSS PER ACRES: \$1,000,000		93. PROJECT GROSS PER ACRES: \$1,000,000		93. PROJECT GROSS PER ACRES: \$1,000,000	
94. PROJECT NET PER ACRES: \$500,000		94. PROJECT NET PER ACRES: \$500,000		94. PROJECT NET PER ACRES: \$500,000		94. PROJECT NET PER ACRES: \$500,000	
95. PROJECT GROSS PER ACRES: \$1,000,000		95. PROJECT GROSS PER ACRES: \$1,000,000		95. PROJECT GROSS PER ACRES: \$1,000,000		95. PROJECT GROSS PER ACRES: \$1,000,000	
96. PROJECT NET PER ACRES: \$500,000		96. PROJECT NET PER ACRES: \$500,000		96. PROJECT NET PER ACRES: \$500,000		96. PROJECT NET PER ACRES: \$500,000	
97. PROJECT GROSS PER ACRES: \$1,000,000		97. PROJECT GROSS PER ACRES: \$1,000,000		97. PROJECT GROSS PER ACRES: \$1,000,000		97. PROJECT GROSS PER ACRES: \$1,000,000	
98. PROJECT NET PER ACRES: \$500,000		98. PROJECT NET PER ACRES: \$500,000		98. PROJECT NET PER ACRES: \$500,000		98. PROJECT NET PER ACRES: \$500,000	
99. PROJECT GROSS PER ACRES: \$1,000,000		99. PROJECT GROSS PER ACRES: \$1,000,000		99. PROJECT GROSS PER ACRES: \$1,000,000		99. PROJECT GROSS PER ACRES: \$1,000,000	
100. PROJECT NET PER ACRES: \$500,000		100. PROJECT NET PER ACRES: \$500,000		100. PROJECT NET PER ACRES: \$500,000		100. PROJECT NET PER ACRES: \$500,000	

ORDINANCE NO 911114 - F (CANYON RIDGE PHASE B P U D) AMENDMENT #3/REPLACEMENT SHEETS

